

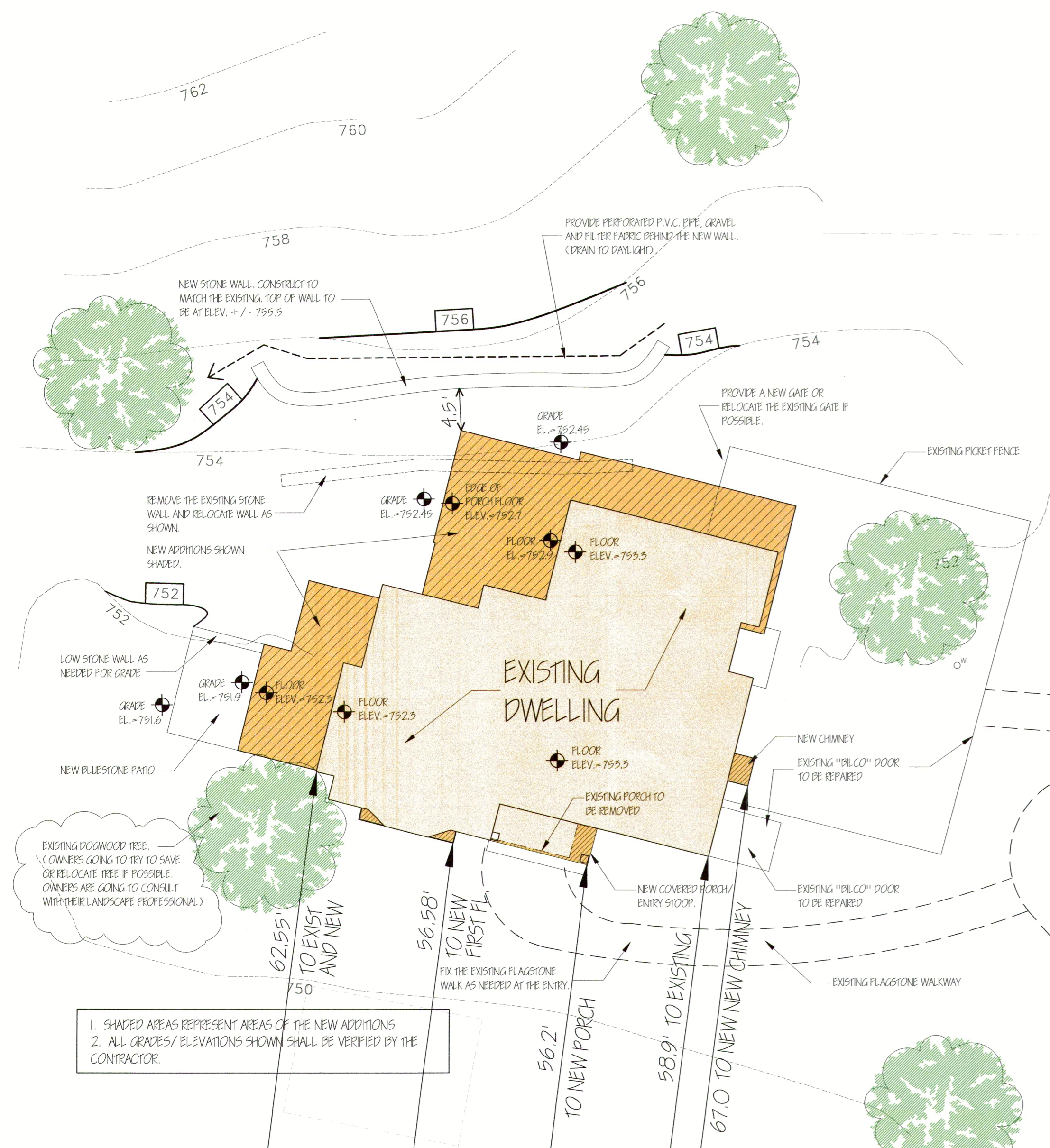
# SCHEDULE OF AREA AND BULK REGULATIONS (PROPOSED)

55 DAHEIM ROAD, TOWN OF WASHINGTON 6865-00-265763 ZONE RR-10

DISTRICT	REQUIRED (RR-10)	PROPOSED (EXISTING) RR-10
MINIMUM LOT SIZE -AREA (ACRES) (3) -WIDTH (FEET)	10 ACRES 400 FEET	7.01 ACRES (305,296 SF.) (3) 905 FEET
MINIMUM SETBACK -FRONT (4) -EACH SIDE -REAR	100 FEET 100 FEET 75 FEET	56.2 FEET (TO NEW FRONT PORCH) (4) * 58.90 FEET (TO FRONT CORNER OF EXISTING DWELLING) 143.1 FEET (LEFT SIDE) 295.75 (RIGHT SIDE) 189.7 FEET
MAXIMUM BUILDING HEIGHT -STORIES -FEET	2.5 STORIES 35 FEET	2 STORIES 21 FEET
MAXIMUM COVERAGE -PERCENT (1)	10 % (30,529.6 SF.)	10,205 SF. (3.34%) (1)
MINIMUM ROAD FRONTAGE -FEET	400 FEET	483.83 FEET
FLOOR AREA (2) (5) *		
-TOTAL FOR ENTIRE SITE (DWELLING AND ACCESSORY)		9,387 SF. (1.76% OF SITE AREA) (2)
-TOTAL FOR DWELLING ONLY		9,295 SF. (1.08% OF SITE AREA) (2) (5) *

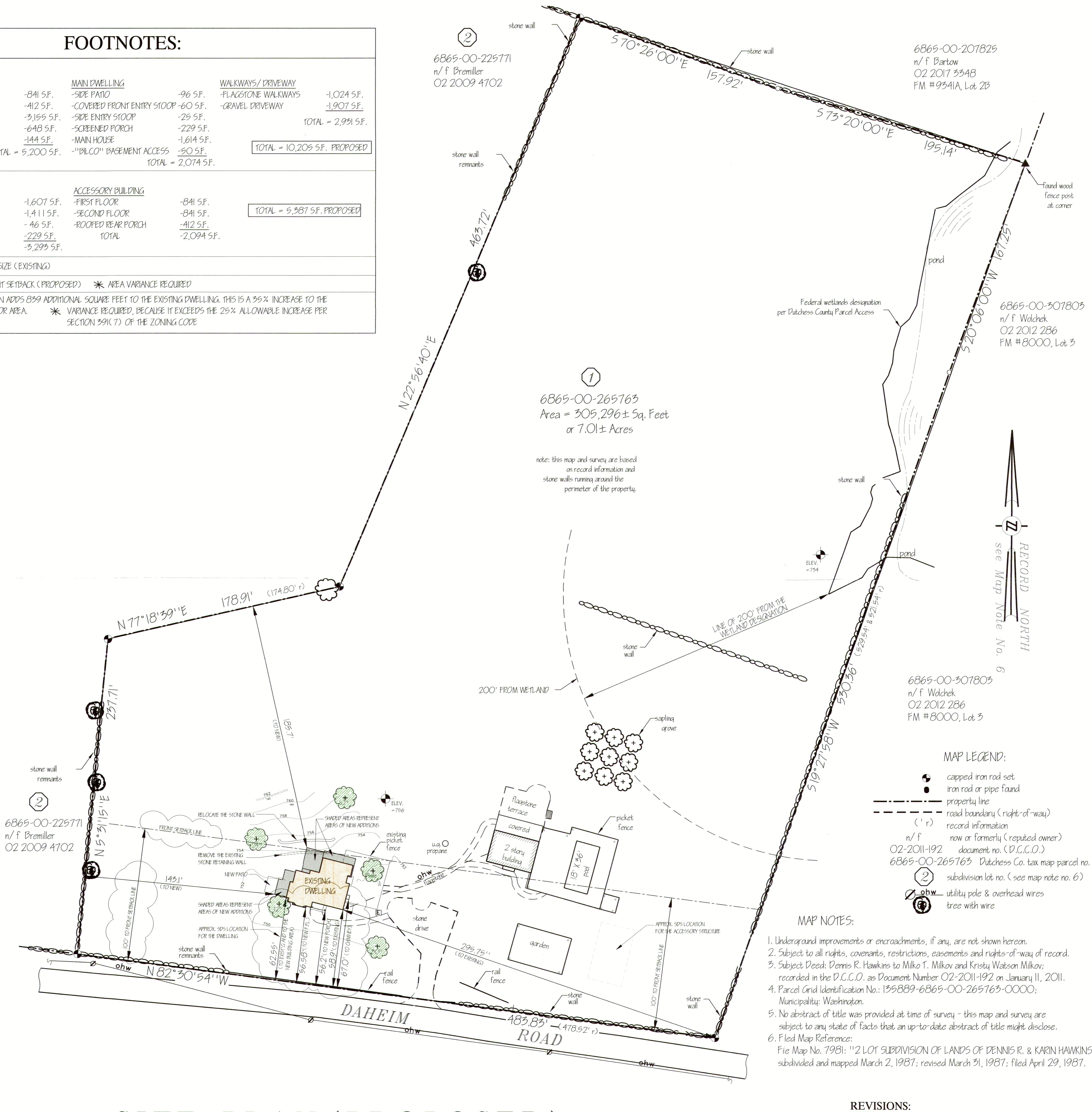
## FOOTNOTES:

(1) MAXIMUM COVERAGE: ACCESSORY BUILDING -ACCESSORY STRUCTURE -COVERED PATIO -FLAGSTONE TERRACES -POOL -POOL EQUIPMENT PAD TOTAL = 9,200 SF.	MAIN DWELLING -SIDE PATIO -COVERED FRONT ENTRY STOOP -SIDE ENTRY STOOP -SCREENED PORCH -MAIN HOUSE -11" BILCO" BASEMENT ACCESS TOTAL = 2,074 SF.	WALKWAYS/ DRIVEWAY -FLAGSTONE WALKWAYS -GRAVEL DRIVEWAY TOTAL = 2,951 SF.	-1,024 SF. -1,907 SF. TOTAL = 2,951 SF.
(2) FLOOR AREA: MAIN DWELLING -FIRST FLOOR -SECOND FLOOR -ROOFED FRONT PORCH -SCREENED PORCH TOTAL = 5,295 SF.	ACCESSORY BUILDING -FIRST FLOOR -SECOND FLOOR -ROOFED REAR PORCH TOTAL = 2,094 SF.	-841 SF. -841 SF. -412 SF. -2,094 SF.	TOTAL = 9,387 SF. PROPOSED
(3) NON CONFORMING LOT SIZE (EXISTING)			
(4) NON CONFORMING FRONT SETBACK (PROPOSED) * AREA VARIANCE REQUIRED			
(5) THE NEW PROPOSED PLAN ADDS 839 ADDITIONAL SQUARE FEET TO THE EXISTING DWELLING. THIS IS A 35% INCREASE TO THE EXISTING DWELLING FLOOR AREA. * VARIANCE REQUIRED, BECAUSE IT EXCEEDS THE 25% ALLOWABLE INCREASE PER SECTION 39(7) OF THE ZONING CODE			



## HOUSE DETAIL

SCALE: 1" = 10'-0"



## SITE PLAN (PROPOSED)

SCALE:

1" = 40'-0"

### REVISIONS:

DATE:	NOVEMBER 1, 2023
PROJECT:	2021-07 "MILKOV"
SHEET:	S-2 OF 2



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ADDITION AND RENOVATIONS TO:  
**MILKO & KRISTY MILKOV RESIDENCE**  
55 DAHEIM ROAD  
MILLBROOK, NEW YORK 12545  
**SITE PLAN (PROPOSED)**

**MAP LEGEND:**

- capped iron rod set
- iron rod or pipe found
- property line
- road boundary (right-of-way)
- record information
- n/f 02-2011-192 document no. (D.C.C.O.)
- 6865-00-265763 Dutchess Co. tax map parcel no.
- 2 subdivision lot no. (see map note no. 6)
- ohw utility pole & overhead wires
- tree with wire

**MAP NOTES:**

- Underground improvements or encroachments, if any, are not shown hereon.
- Subject to all rights, covenants, restrictions, easements and rights-of-way of record.
- Subject Deed: Dennis R. Hawkins to Milko T. Milko and Kristy Watson Milko; recorded in the D.C.C.O. as Document Number 02-2011-192 on January 11, 2011.
- Parcel Grid Identification No.: 135889-6865-00-265763-0000; Municipality: Washington.
- No abstract of title was provided at time of survey - this map and survey are subject to any state of facts that an up-to-date abstract of title might disclose.
- Filed Map Reference: File Map No. 7981: "2 LOT SUBDIVISION OF LANDS OF DENNIS R. & KARIN HAWKINS"; subdivided and mapped March 2, 1987; revised March 31, 1987; filed April 29, 1987.

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